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**Z-2519**  
**INOK INVESTMENTS, LLC**  
**I3 to GB**

**STAFF REPORT**  
**March 14, 2013**

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**REQUEST MADE, PROPOSED USE, LOCATION:**

Petitioner, represented by attorney Joseph Bumbleburg, is requesting rezoning of four tracts in the City of Lafayette totaling 37.52 acres located between Duncan Road and North 9th Street Road, on the north side of Sagamore Parkway (US 52) more specifically 3589 Sagamore Parkway North, Lafayette, Fairfield, Longlois Reserve (NW) 23-4.

**ZONING HISTORY AND AREA ZONING PATTERNS:**

The property and land to the north, east and west are zoned I3 Industrial while land to the south, across US 52, is zoned GB General Business. The most recent land use action was in 2003 when the ABZA granted a special exception (BZA-1651) for the establishment of a gymnasium for cheerleading and tumbling instruction and exhibitions for a portion of the site in question.

**AREA LAND USE PATTERNS:**

The current site has multiple commercial and light industrial buildings containing such uses as the aforementioned gymnasium, Purdue Warehouse and Surplus Store, Acell Inc., and INOK Investments LLC. The northern third of the proposed rezone area remains undeveloped.

**TRAFFIC AND TRANSPORTATION:**

US 52 is designated a divided primary arterial and N. 9<sup>th</sup> Street is designated a secondary arterial according to the adopted *Thoroughfare Plan*. Access to the developed parts of the site is off of Duncan Road to the west and N. 9<sup>th</sup> Street Road to the east. There are no vehicular access points along US 52.

**ENVIRONMENTAL AND UTILITY CONSIDERATIONS:**

Public sewer and water service is available to serve this site. A Type-A bufferyard is required for GB-zoned property that abuts I3-zoned property.

**STAFF COMMENTS:**

Being developed in and containing uses of a more commercial/office nature than heavy industrial, the owners of the subject property are seeking General Business zoning in order to facilitate the expansion of an existing tenant whose commercial operations are better suited to the GB zoning district. This highly visible site, located at a gateway

entrance into the City of Lafayette, is well suited to support the suburban-styled, highway-oriented, commercial uses allowed by the GB zoning district; a development pattern already firmly established along most of the US 52 corridor within the city limits.

While the *Comprehensive Plan's Urban Area Land Use Plan: Elements of Change* continues to call for "...industrial infilling and intensification..." along N. 9<sup>th</sup> Street Road in this area, subsequent plans and studies (the TIF expansion area and the Wabash River Enhancement Corporation plan) have caused staff to reevaluate our support for the *Comprehensive Plan* in this case. The TIF expansion, with its purpose being to support redevelopment efforts in this area, combined with the commercial and residential development called for in the WREC plan (all of which were endorsed well after the 1981 *Comprehensive Plan*) would support the expansion of commercial zoning and commercial business development at this location. Staff does as well.

**STAFF RECOMMENDATION:**

Approval